

CITY OF BELLEVUE, WASHINGTON  
ORDINANCE NO. 5103

AN ORDINANCE approving the conditional use application of Multi-Service Centers of North and East King County for a social service facility with an underground parking garage on a 1.25-acre site in the Crossroads Subarea at 14812 Main Street.

WHEREAS, Multi-Service Centers of North and East King County filed an application for a conditional use permit for a social service facility with an underground parking garage on a 1.25-acre site in the Crossroads Subarea at 14812 Main Street; and

WHEREAS, on September 10, 1998 a public hearing was held on the application before the Hearing Examiner for the City of Bellevue pursuant to notice as required by law; and

WHEREAS, on September 25, 1998, the Hearing Examiner recommended approval of the application with conditions, and made and entered findings of fact and conclusions based thereon in support of that recommendation; and

WHEREAS, the City Council concurs in the findings of fact and conclusions of the Hearing Examiner and has determined that the public use and interest will be served by approving the application with conditions; and

WHEREAS, the City has complied with the requirements of the State Environmental Policy Act and the City Environmental Procedures Code; now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. The City Council adopts the findings of fact and conclusions based thereon, made and entered by the Hearing Examiner in support of the recommendation to the City Council with regard to the hereinafter described property located at 14812 Main Street as set forth in "Findings, Conclusions and Recommendation of the Hearing Examiner for the City of Bellevue In the Matter of the Application of Multi-Services Centers of North and East King County for a Conditional Use Permit to develop a social service facility with an underground parking garage on a 1.25-acre site in the Crossroads Subarea, within the jurisdiction of the East Bellevue Community Council," File No. CUDN 97-7966.

Section 2. The conditional use application of Multi-Service Centers of North and East King County, for a social service facility with an underground parking garage on a 1.25-acre site in the Crossroads Subarea at 14812 Main Street, on the property legally described as follows, is approved:

Lot 2 of City of Bellevue Short Plat No. 77-75 as recorded under King County Recording No. 7803010897.

The approval is subject to the following conditions:

**A. Designate Native Growth Protection Areas:**

Prior to issuance of a Temporary Occupancy Permit, a site plan indicating the Protected Area, including the Primary Setback must be filed for record together with the vegetation management plan pursuant to LUC 20.25H.120. The site plan must include a survey of the primary setback. Permanent survey markers shall be placed at all angle points of the Primary Setback. Signs marking the boundary of the NGPA area shall meet the installation standards of Parks Design #77 with graphics specified by the Land Use reviewer and be placed at a minimum spacing of 50 feet per LUC 20.25H.120.B. (LUC 20.25H.100 and 20.25H.120 3.)

**B. Dedication and Management Plan Required:**

To mitigate for the loss of upland habitat and to ensure maximum use of existing riparian habitat, the applicant shall submit a long-term vegetation management plan for the Native Growth Protection Area prepared by a wetland or riparian habitat specialist acceptable to the City prior to approval of the building permit application. The management plan shall include: (a) a site analysis and inventory; (2) planting and maintenance recommendations; and (3) long-term management recommendations. The plan should recommend removal of invasive or intrusive species and the replanting with appropriate wetland and riparian vegetation. The object should be to improve habitat value adjacent to the stream. (LUC 20.25H.120.C. SEPA: Comprehensive Plan Policies EN-19, 21, 26, 27, 29 4.)

**C. Geotechnical Engineer On Site:**

The project geotechnical engineer shall be on site to observe and/or inspect soil cuts and fills including rockery, utility and driveway construction. The geotechnical engineer shall submit inspection reports documenting conformance with the recommendations contained in the geotechnical report prepared by Geotech Consultants and dated July 25, 1997. Design modifications may be required at construction if performance specifications are not met. (BCC 23.76.080.H; LUC 20.25H.110.D)

**D. Improvement Standards:**

All improvements, including but not limited to, storm drainage and water quality, roads, utilities, rockeries, clearing and grading, and erosion and sedimentation control, shall be designed and constructed in conformance with the City of Bellevue Development Standards and Engineering Standards (edition current at the time of application for permits), Clearing and Grading Code, and all other applicable codes, ordinances, and policies. (PUD Criteria J; BCC Chapters 23 and 24)

**E. Utility Department Approval:**

Utility Department approval of the CPUD 97-5416 application is based on the conceptual design only. Changes to the layout, including number of units or lots, may be required to accommodate the utilities after utility engineering is approved. (BCC Title 24.02 and 24.04, 24.06)

F. Utility Design Must Meet Current Codes and Engineering Standards:

The water, sewer, and storm drainage systems shall be designed per the current City of Bellevue Utility Codes and Utility Engineering Standards. All design review, plan approval, and field inspection shall be performed under the Developer Extension Agreements. (BCC Title 24.02 and 24.04, 24.06)

G. Other Regulatory Approvals:

The applicant shall provide documentation showing that all required Federal, State, County, and other regulatory approvals have been obtained prior to the Utility Department approval of discharge of groundwater to either the surface water or sanitary sewer systems. (BCC title 24.06; Exhibit 15)

H. Extraordinary Erosion Control Required:

Because construction is likely to begin late in summer and may, if permission is granted by the Director, extend into the rainy season (November 1 to May 1) extraordinary erosion control measures will be required including, but not limited to: a temporary erosion and sedimentation control plan (TESC) in narrative form, geosynthetic erosion control systems, high quality catch basin inserts, an erosion control pond sized for the 10-year, 24-hour storm in developed condition with 20 percent safety factor and length to width ratio of 8-to-1; water quality performance monitoring, funding of additional inspection, larger abatement securities, and suspension of permit until dry season should three correction notices for insufficient erosion control occur. (BCC 23.76.093.E.)

I. Frontage Improvements Required:

The applicant shall construct frontage improvements on Main St. including driveway aprons, roadway channelization, striping, and signing. (Transportation Development Code, BCC 14.60.110; Transportation Development Standards)

J. Right-of-Way Permit Required:

Prior to the issuance of a clear and grade permit or any construction on public right-of-way, the applicant shall secure a right-of-way use permit from the City's Transportation Department, which may include:

- a. designated truck hauling routes,
- b. truck loading and unloading activities,
- c. location of construction fences,
- d. hours of construction and hauling,
- e. maintenance of pedestrian access,
- f. provisions for street sweeping, excavation, and construction,
- g. location of construction signing and pedestrian detour routes,
- h. all other construction activities as they affect the public street system.

(BCC Title 11.70)

K. Construction Parking Required:

The applicant shall secure sufficient off-street parking for construction workers prior to the issuance of a clearing and grading, building, foundation, or demolition permit. (Comprehensive Plan Policy TR-36; BCC title 14.30)

L. Traffic Improvements

The applicant will be required to make change to the existing channelization and roadway median as shown in the attached Civil drawings 2 and 3 (of 4), dated September 2, 1998. (Exhibit 7)

M. Planting on the South Side of Main Street:

The applicant will be required to provide groundcover, irrigation, and new trees along the south side of Main Street, as shown in the attached drawings LO.1 and A.1, also dated September 3, 1998. The Bellevue Parks Department will select the tree type during the building permit phase, and provide water to the irrigation system. (Exhibit 7) Section 3. This Ordinance shall take effect and be in force five days after its passage and legal publication.

PASSED by the City Council this 2nd day of November, 1998, and signed in authentication of its passage this 2nd day of November, 1998.  
(SEAL)

Mike Creighton, Mayor

Approved as to form:

Richard L. Andrews, City Attorney

Richard Gidley, Deputy City Attorney

Attest:

Myrna L. Basich, City Clerk

Published November 6, 1998